



SIDMOUTH TOWN COUNCIL

WOOLCOMBE HOUSE
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DEVON
EX10 9BB

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To: All Members of the Planning Committee
Town Clerk

10 July 2025

For Information:

Other Members of the Town Council
District Councillor for Sidmouth not on the Town Council
Sid Vale Association

Dear Sir/Madam,

**Meeting of Sidmouth Town Council's
Planning Committee to be held on
Wednesday 16 July 2025 at 10.00am**

You are hereby summoned to attend the above meeting to be held in the Council Chamber, Woolcombe House, Woolcombe Lane, Sidmouth. It is proposed that the matters set out on the agenda below will be considered at the meeting and resolution or resolutions passed as the Council considers appropriate.

Those members of the public wishing to speak on a planning application, are required to register by emailing planning@sidmouth.gov.uk at least 24 hours before the start time of the meeting.

The Chair of the meeting has the right and discretion to control questions to avoid disruption, repetition and to make best use of the meeting time. Individual contributions will be limited to a maximum period of three minutes. Where there is an interested group of objectors or supporters, a spokesperson should be appointed to speak on behalf of the group.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Chris Holland'.

Christopher E Holland
Town Clerk

A G E N D A

1 Apologies

To receive apologies for absence.

2 Declarations of Interest

To receive Declarations of Interest.

3 Minutes

To agree to sign as a true and accurate record, the Minutes of the Planning Committee meeting of 25 June 2025.

4 District Council Members

It is noted that the participation of those Councillors who are also members of the Local Planning Authority of East Devon District Council, in both the debate and subsequent vote, is on the basis that the views expressed are preliminary views taking account of the information presently made available to the Town Council. The District Councillors reserve their final views on the application until they are in full possession of all the relevant arguments for and against.

5 Statutory Obligations - Applications for consideration

Town and Parish Councils are Statutory Consultees to the Local Planning Authority and as such do not make decisions apart from applications for advertising consents and trees. The Town Council's Planning Committee is required to make known its willingness to support, or not, planning applications based on local knowledge and current planning policies in order that these views can be taken into account when the decision is made by the District Council as Planning Authority. In accordance with Sidmouth Town Council Standing Orders Item 3(d) – (i) Members of the public may speak on each planning application on the agenda for up to three minutes.

6 Urgent items or Amended Plans Received After Formulation of the Agenda.

To receive a report from the Planning Clerk of any urgent planning items or amendments to planning applications received after the publication of the agenda.

7 Exclusion of the Public

To agree any items to be dealt with after the public (including the press) have been excluded. There are no items which the Town Clerk recommends should be dealt with in this way.

8 Applications for consideration

Applications can be found at: <https://planning.eastdevon.gov.uk/online-applications/>
(Type in or copy the application number into the box next to the search button, click on the documents tab and then on view documents.)

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|-----------|---------------------------------------|------------------|---|
| 9 | 25/1423/FUL
Salcombe Regis
Ward | Mr & Mrs
Webb | Langton, Salcombe Hill Road, Sidmouth, EX10 8JR.
Demolition of small single storey extension and construction of a new larger single-storey rear extension and replacement of 2 existing detached garages. |
| 10 | 25/1188/LBC
Sidbury Ward | Mr R Mansell | 73 Chapel Street, Sidbury, Sidmouth, EX10 0RQ.
Various works to include: replacement of concrete floor in living room with limecrete flooring; French drain to front of property; replacement of cement render to front and rear with lime based render; replace 1 no. window on first floor rear elevation and replaster walls and ceilings in rooms as required. |

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| 11 | 25/0607/FUL
Sidford Ward | Kate
Windjammer | Old Steam Laundry, Laundry Lane, Sidford.
Retrospective change of use of land, construction of gravelled hard standing and proposed construction of storage building. |
| 12 | 25/1290/FUL
South Ward | Mr Simon
Allchurch
(East
Devon
District
Council) | Beach Hut Sites East End And West End (Jacobs Ladder)
The Esplanade Sidmouth Jacobs Ladder, Sidmouth - Beach Huts Replacement Scheme. |
| 13 | 25/1339/FUL
South Ward | Mr and Mrs
Boyes | Bickwell Brook, Bickwell Valley, Sidmouth, EX10 8SQ.
Rear flat roof extension and covered area to garage. |

14 Trees in Conservation Areas

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| a) | 25/1333/TCA
South Ward | | Lawn End, Elysian Fields, Sidmouth, Devon, EX10 8UH.
T1, Magnolia: (dbh 300mm), up to 1m maximum pruning cuts of no more than 65mm (repeat of works 4 years-ago).(DR) |
| b) | 25/1112/TCA
South Ward | | Gorseway, Ashbrook, Bickwell Valley, Sidmouth, EX10 8SQ.
T1: Monterey Cypress - fell. |

15 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

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|-----------|---------------------------------------|------------------------|---|
| a) | 25/1405/TRE
North Ward | Mr Julian
Hofmann | 98 Woolbrook Road, Sidmouth, Devon, EX10 9XD.
Gingko Biloba: restore the tree to a conical shape, lopping approximately 6-8m of upward regrowth. Thinning out of branch clutter and deadwood within the crown, along with a canopy reduction of 20-25% of the current crown mass, creating a balanced and natural appearance. |
| b) | 25/1117/TRE
Salcombe Regis
Ward | Mr and Mrs
Charnock | 1 Sidleigh, Sid Road, Sidmouth, Devon, EX10 9DE.
T1: Monterey Cypress - remove lower limb on west side of trunk and remove other broken branches back to a suitable pruning position. Crown lift and shorten back long low limb on south west side, pruning back to a suitable side branch by approximately 1-3m as necessary.(DR) |
| c) | 25/1118/TRE
Sidford Ward | Amanda
Green | 48 Sidford Road, Sidmouth, Devon, EX10 9LP.
T1, Atlas Cedar : reduce width and height by 1.5m, maximum pruning cuts of no more than 60mm. (DR) |
| d) | 25/1446/TRE
Sidford Ward | Mr Dolan | 3 Packhorse Close, Sidford, Devon, EX10 9RR.
T1: Holly - dismantle in stages to near ground level and treat to prevent regrowth. |

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| e) | 25/1298/TRE | Sidmouth | Council Offices, Knowle, Sidmouth, Devon, EX10 8HL. |
| | South Ward | Town Council | 1972, Red Oak : reduce two of the longest branches at the end of secondary, lowest, primary branch , to east, by 2-3m, making pruning cuts up to 50mm in diameter. 1980, Atlas Cedar : reduce to standing dead stem at 8-10m. 1974, Lime : crown reduction, reducing height by 5-6m and lateral spread by 3m, making. |

16 Notification of a new Tree Preservation order

None received at the time of the publication of agenda.

17 Notification of any works which constitute an exemption to a Tree Preservation Order

None received at the time of the publication of agenda.

18 Unsupported decisions

None received at the time of the publication of agenda.

19 Appeals

None received at the time of the publication of agenda.

20 Enforcement Letters

None received at the time of the publication of the agenda.

20 New East Devon Local Plan;

To receive any update if necessary.

21 Display of banners on East Devon property.

To consider a discussion document.

Forthcoming Council and Working Group meetings:

Mon 4 August Council

Wed 13 August Planning Committee

Mon 1 September Council

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 25 June 2025 at 10.00am

Councillors present: Kelvin Dent (Chair)
Rachel Perram (Vice Chair)
Chris Lockyear
Jo Dodds
Hilary Nelson
Edward Willis Fleming

Apologies: Cllr John Loudoun
Cllr John Nicholson

Also present: Cllr Ian Barlow

The meeting started at 10.00 am and finished at 11.00 am

40 Declarations of Interest

Name	Item / Reference	Type	Action Taken	Details of Interest
Cllr Ian Barlow	All applications	Personal	Remained in the meeting but did not vote.	Member of EDDC Planning Committee
All Councillors	25/0791/FUL South Ward	Personal	Remained in the meeting and voted	Fellow Councillor
Cllr Rachel Perram	25/0791/FUL South Ward	Personal	Left the meeting for this item	Applicant

41 District Council Members

It was formally noted that the participation of those Councillors who are also members of the East Devon District Council in both the debate and subsequent vote is on the basis that the views expressed are preliminary views taking account of the information presently made available to the Town/Parish Council. The District Councillors reserve their final views on the application until they are in full possession of all the relevant arguments for and against.

42 Minutes

The minutes of the meeting of the Planning Committee held on Wednesday 4 June 2025 were signed as a true and accurate record.

43 Urgent items

None received

44 Applications for consideration

RECOMMENDED: That in respect of the Planning Applications set out below, representations to the manner in which they should be determined, be made known to the East Devon District Council in accordance minute 230 of Council, 19 April 2021 and with schedule 16 of the Local Government Act 1972.

45	25/1132/FUL Primley Ward	Jacqui Cook	61 Sidford Road, Sidmouth, Devon, EX10 9LR. Proposed two storey rear extension above existing ground floor structure and alterations to fenestration.
	NO OBJECTIONS		
46	25/1226/FUL Primley Ward	Mr Jon Maughan	14 Yardlands, Sidmouth, EX10 9LJ. Proposed single storey rear extension, detached garden room, landscaping and widening of existing driveway.
	NO OBJECTIONS		
47	25/0791/FUL South Ward	Mrs Rachel Perram	Southcote, Convent Road, Sidmouth, EX10 8RL. Erection of a single storey, timber framed side extension to the main house.
	NO OBJECTIONS:		
48	25/1263/FUL West Ward	Dr Claire Millard	12 Balfours, Sidmouth, Devon, EX10 9EF. Alteration to fenestration and addition of render to the front and rear elevations.
	NO OBJECTIONS		
49	Trees in Conservation Areas		
a)	25/1117/TCA Salcombe Regis Ward		1 Sidleigh, Sid Road, Sidmouth, Devon, EX10 9DE. T1: Monterey Cypress - remove lower limb on west side of trunk and remove other broken branches back to a suitable pruning position. Crown lift and shorten back long low limb on south west side, pruning back to a suitable side branch by approximately 1-3m as necessary. (DR)
	DEFERRED: Awaiting the Tree Officer's revised report		
b)	25/1166/TCA Salcombe Regis Ward	Mrs Jones	2 Sid Bank, Sid Lane, Sidmouth, EX10 9AW. T1, Spruce: dismantle to ground level. (DR)
	NOTED		
c)	25/1112/TCA South Ward		Gorseway, Ashbrook, Bickwell Valley, Sidmouth, EX10 8SQ. T1: Monterey Cypress - fell. (DR)
	NOTED		

50 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

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|----|-----------------------------|-----------------|--|
| a) | 25/1118/TRE
Sidford Ward | Amanda
Green | 48 Sidford Road, Sidmouth, Devon, EX10 9LP.
T1, Atlas Cedar : reduce width and height by 1.5m, maximum
pruning cuts of no more than 60mm.

DEFERRED: Awaiting the Tree Officer's report |
|----|-----------------------------|-----------------|--|

51 Appeals

None received

52 Unsupported decisions

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|----|-----------------------------|-----------------------|--|
| a) | 24/2417/FUL
Sidbury Ward | Mr Phillip
Wallace | Myrtle Farm, Fore Street, Sidbury, Sidmouth, EX10 0RS.
Erection of 2 no. sheds.

STC: NO OBJECTIONS EDDC: REFUSED |
|----|-----------------------------|-----------------------|--|

53 Enforcement Letters

None received.

54 New East Devon Local Plan

Nothing further to report as the Strategic Planning Committee had not met.

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CHAIR OF THE PLANNING COMMITTEE

Display of Banners on East Devon District Council Property – A discussion document

This matter was referred to the Planning Committee by the Town Council at its meeting on 7th July 2025. I was unable to attend that meeting, but I understand that, in essence, EDDC have asked the Town Council for our views on the District Council's rules for the display of banners on District Council land (principally the Esplanade). The Planning Committee have been asked to consider the matter and to report back to a future Town Council meeting.

The display of posters and banners on *private land*, depending on size and location, is either exempt from planning control or governed by advertisement regulations enforced by the Planning Authority.

The display on *highway land* is administered by Devon County Council as Highways Authority and requires an application or runs the risk of removal by the County.

The display on *EDDC's own land* requires permission from EDDC's Events Team. At present, permission is given for banners to be displayed for a maximum of 2 weeks before an event and must be removed 2 days after the event. I understand that the Events Officer has sought advice from planning and conservation colleagues

In advising the Town Council on how to respond to EDDC, perhaps it would be helpful to consider the following questions.

1. Does the display of banners, particularly on the Esplanade, detract from the appearance of the Conservation Area?
2. If so, is the harm outweighed by public benefit and what, in particular, is the public benefit? A means of informing both Residents and Visitors about what is going on? Increased trade? Vibrancy of the Town and reputation as a festival location?
3. Should we discourage advertising where there is a commercial interest and less of a general public benefit?
4. Is 2 weeks a sufficiently long lead in time? Should we encourage a longer period of time for certain larger events which might be considered to bring public benefit? E.g. Folk Festival, Jazz and Blues Festival, Sidmouth Regatta, Science Festival, Classic Car event, Manor Pavilion's Repertory Season, Arboretum/Biodiversity events etc.? Should we specify the events or leave it to EDDC's discretion?
5. Should we ask for banners to be restricted to a particular area, e.g. Bedford Steps area?
6. Should the promoters be restricted to a single banner?
7. Should there be a maximum size or should EDDC rely on common sense?
8. Does it matter if more than one event is advertised at the same time? Should we recommend the total number of banners to be permitted at any one time in order to minimize clutter?
9. Is 2 days after the event a reasonable period to remove the banner?

10. Do we have any evidence whether the removal is enforced promptly?

11. Is there another way to ensure that banners are removed promptly e.g. as a condition of the Town Council's financial support?

The next step is to prepare a summary of our recommendations for the next meeting of the full Council.

Kelvin Dent, Chair of Planning Committee